



LITTLE FORK

FAMILY ADVOCACY CENTER



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Little Fork Family Advocacy Center is planned as a comprehensive campus with services for victims of abuse or violence. It will provide a complete network of survival and coping needs to those who have gone through traumatic experiences. Housing experts from medicine, social work, psychology, prosecution and law enforcement, Little Fork professionals will work collaboratively to pursue justice, provide aftercare support and prevent and educate against family violence.

Little Fork will be located in Eastern Clermont County, Ohio, but will provide direct services to Clermont, Brown, Adams, Highland and Eastern Hamilton Counties. This regional center will provide vital services not currently available to large segments of the area's population.

Little Fork is a concept that is unprecedented in its collaborative approach with government services, medical services provided by Cincinnati Children's Hospital and aftercare support Beech Acres, Child Focus, CASA, YWCA and St. Joseph Orphanage under one roof. The government service wing will focus on investigations and prosecuting offenders. The medical wing will provide medical care to victims of family violence. The third wing will focus on aftercare through therapy and counseling, preventative programs and a respite care facility for children awaiting placement.

The plan:

- The building will expand 10,000-18,000 square feet of working and meeting space.
- Early estimates for a 18,000 square-foot building will cost approximately \$8 million.
- The residence partners will lease space from Little Fork – a 501(c)(3) organization.
- Little Fork will provide the operation budget for the center.

This revolutionary blend of services is supported by more than 20 organizations. It is a monumental opportunity to change the outcome for victims of physical and sexual violence hope and healing that will benefit generations to come.



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The Need:

In 2017, The Mayerson Center at Cincinnati Children's Hospital interviewed 320 children suspected to be physically or sexually abused. This number **doubled** from 2015.

These children came from Adams, Brown, Clermont, Clinton and Highland counties. Taking away the geographic barriers from under served populations.



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The Difference:

Little Fork Family Advocacy Center is unprecedented in its collaborative approach and its focus on the care of an entire family.

Government, medical and aftercare services will be under one roof, making the recovery process more accessible to more people. This puts the focus on healing for victims and their families – affecting generations to come.



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The People:

Little Fork will also take away geographic barriers for the under served population in the five counties it will serve. Housing all services from the initial interview to aftercare will remove burdens and help the victims and their families to recover.



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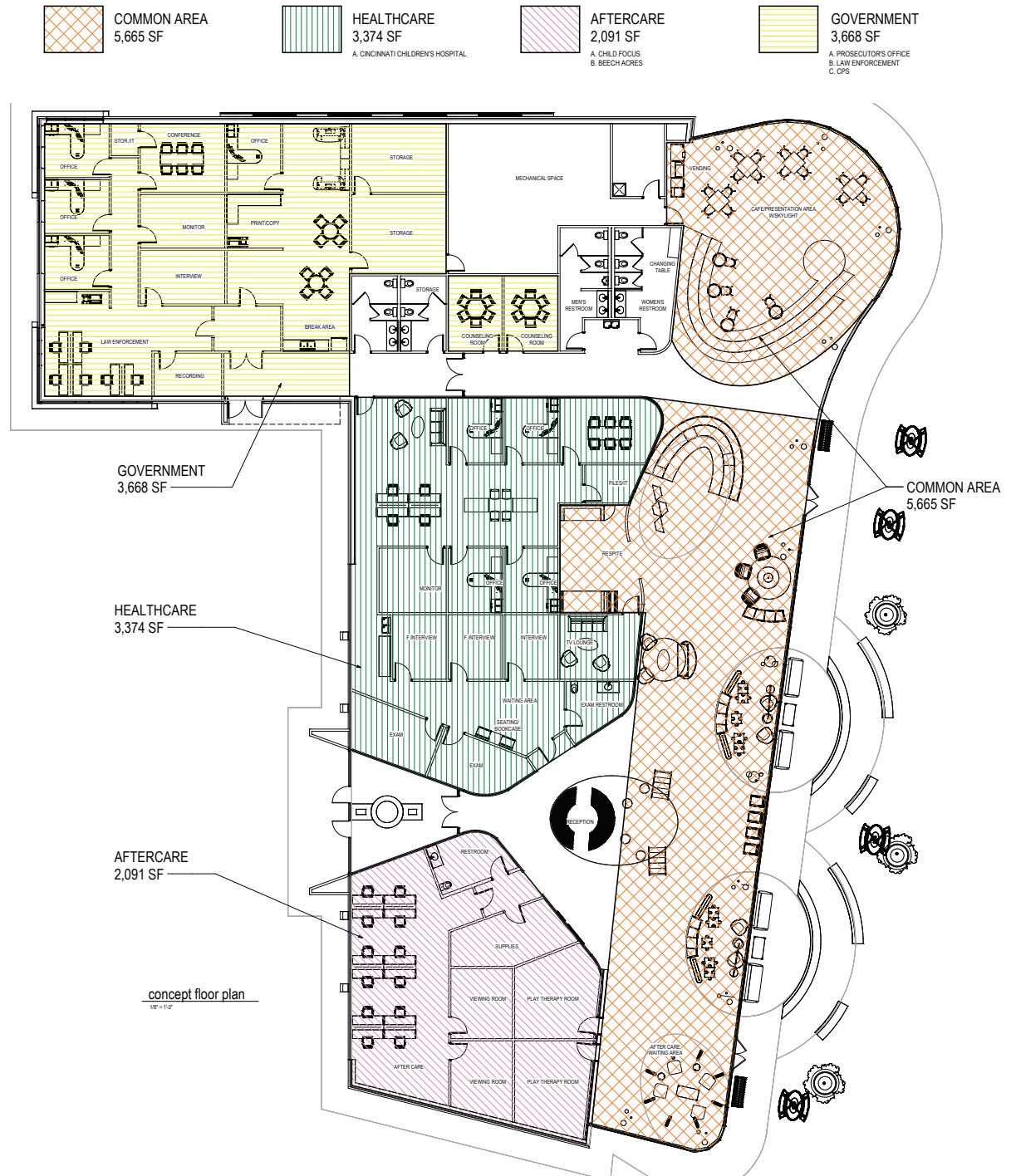
The Mission:

Change the outcome for victims of physical and sexual violence. This hope and healing will benefit generations to come.



LITTLE FORK FAMILY ADVOCACY CENTER

The Vision:





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The Partners:

Adams County Prosecutor's Office

Beech Acres

Brown County CPS

Brown County Prosecutor's Office

CASA

Child Focus

Cincinnati Children's Hospital

Clermont County Government Agencies

Highland County Prosecutor's Office

St. Joseph Orphanage

YWCA



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The Ten-Year Plan:

Little Fork Crisis Stabilization Unit

Addition of YWCA Domestic Violence Shelter



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The Charge:

Provide a complete network of survival and coping needs to those who have gone through traumatic experiences, reduce the barriers to healing and create a new norm in family advocacy. By creating this new norm, we will change the trajectory of victims and their families for generations to come.



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Cash Flow Report

Little Fork CAC (REV 3) (Amounts in USD)

Jan, 2020 through Dec, 2034

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No Financing

11/27/19 REV3 Debt

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1 Dec-2020	Year 2 Dec-2021	Year 3 Dec-2022	Year 4 Dec-2023	Year 5 Dec-2024	Year 6 Dec-2025	Year 7 Dec-2026	Year 8 Dec-2027	Year 9 Dec-2028	Year 10 Dec-2029
For the Years Ending										
Rental Revenue										
Potential Base Rent	177,883	183,219	188,716	194,377	200,209	206,215	212,401	218,773	225,337	232,097
Scheduled Base Rent	177,883	183,219	188,716	194,377	200,209	206,215	212,401	218,773	225,337	232,097
Total Rental Revenue	177,883	183,219	188,716	194,377	200,209	206,215	212,401	218,773	225,337	232,097
Operating Expenses										
Water/Sewer	1,876	1,933	1,991	2,050	2,112	2,175	2,241	2,308	2,377	2,448
Electric	37,903	39,040	40,212	41,418	42,660	43,940	45,258	46,616	48,015	49,455
Gas	188	193	199	205	211	218	224	231	238	245
Housekeeping	33,025	34,015	35,036	36,087	37,170	38,285	39,433	40,616	41,835	43,090
Repairs/Maintenance (MEPS)	18,201	18,747	19,310	19,889	20,485	21,100	21,733	22,385	23,057	23,748
Repairs/Maintenance (LAND, PAVEMENT)	7,881	8,117	8,361	8,612	8,870	9,136	9,410	9,692	9,983	10,283
Snow Removal	4,128	4,252	4,379	4,511	4,646	4,786	4,929	5,077	5,229	5,386
Life Safety	2,439	2,512	2,588	2,666	2,745	2,828	2,913	3,000	3,090	3,183
Insurance	4,128	4,252	4,379	4,511	4,646	4,786	4,929	5,077	5,229	5,386
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0
Management Fees	29,835	30,730	31,652	32,601	33,579	34,587	35,624	36,693	37,794	38,928
Total Operating Expenses	139,604	143,792	148,106	152,549	157,126	161,839	166,695	171,696	176,846	182,152
Net Operating Income	38,279	39,427	40,610	41,828	43,083	44,375	45,707	47,078	48,490	49,945
Capital Expenditures										
Capital Reserve Funding	38,279	39,427	40,610	41,828	43,083	44,375	45,707	47,078	48,490	49,945
Total Capital Expenditures	38,279	39,427	40,610	41,828	43,083	44,375	45,707	47,078	48,490	49,945
Total Leasing & Capital Costs	38,279	39,427	40,610	41,828	43,083	44,375	45,707	47,078	48,490	49,945
Cash Flow Available for Distribution	0	0	0	0	0	0	0	0	0	0



Cash Flow Report

Little Fork CAC (REV 3) (Amounts in USD)

Jan, 2020 through Dec, 2034

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No Financing

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 11	Year 12	Year 13	Year 14	Year 15	
For the Years Ending	<u>Dec-2030</u>	<u>Dec-2031</u>	<u>Dec-2032</u>	<u>Dec-2033</u>	<u>Dec-2034</u>	<u>Total</u>
Rental Revenue						
Potential Base Rent	239,060	246,231	253,618	261,227	269,064	3,308,425
Scheduled Base Rent	239,060	246,231	253,618	261,227	269,064	3,308,425
Total Rental Revenue	239,060	246,231	253,618	261,227	269,064	3,308,425
Operating Expenses						
Water/Sewer	2,522	2,597	2,675	2,756	2,838	34,899
Electric	50,939	52,467	54,041	55,662	57,332	704,960
Gas	252	260	268	276	284	3,490
Housekeeping	44,382	45,714	47,085	48,498	49,953	614,222
Repairs/Maintenance (MEPS)	24,461	25,195	25,950	26,729	27,531	338,520
Repairs/Maintenance (LAND, PAVEMENT)	10,591	10,909	11,236	11,573	11,921	146,576
Snow Removal	5,548	5,714	5,886	6,062	6,244	76,778
Life Safety	3,278	3,377	3,478	3,582	3,690	45,369
Insurance	5,548	5,714	5,886	6,062	6,244	76,778
Real Estate Taxes	0	0	0	0	0	0
Management Fees	40,095	41,298	42,537	43,813	45,128	554,894
Total Operating Expenses	187,616	193,245	199,042	205,013	211,164	2,596,486
Net Operating Income	51,443	52,986	54,576	56,213	57,900	711,939
Capital Expenditures						
Capital Reserve Funding	51,443	52,986	54,576	56,213	57,900	711,940
Total Capital Expenditures	51,443	52,986	54,576	56,213	57,900	711,940
Total Leasing & Capital Costs	51,443	52,986	54,576	56,213	57,900	711,940
Cash Flow Available for Distribution	0	0	0	0	0	0



Lease Summary Report

11/27/19 REV3 Debt

No Financing

General Tenant Information			Rent Details			
Tenant Name		Lease Period	Rate Per Year			
Suite Number		Lease Status	Amount Per Year	Rent	Rent	Rent
Lease Dates	Initial Area	Market Leasing	Rate Per Month	Changes On	Changes To	Changes To
Lease Term	Building Share %		Amount Per Month	Date	\$/SF-Annual	\$/SF-Monthly
Tenure		Lease Type	Rental Value Per Year			
1. LF CAC	18,764.	Base	9.48	Jan-2021	9.76	0.81
Suite:	100.00%	Contract	177,883	Jan-2022	10.06	0.84
1/1/2020 - 12/31/2034		Default Profile	0.79	Jan-2023	10.36	0.86
15 Years		Office	14,824	Jan-2024	10.67	0.89
Freehold			0	Jan-2025	10.99	0.92
				Jan-2026	11.32	0.94
				Jan-2027	11.66	0.97
				Jan-2028	12.01	1.00
				Jan-2029	12.37	1.03
				Jan-2030	12.74	1.06
				Jan-2031	13.12	1.09
				Jan-2032	13.52	1.13
				Jan-2033	13.92	1.16
				Jan-2034	14.34	1.19

Greetings Clermont County Commissioners:

We the people who live on the land of Clermont County wish to present to you some information which pertains to local health management concerns.

In addition to the five documents which we have sent electronically, we would like to refer you to:

article on stroke risk: <https://sarahwestall.com/study-finds-covid-19-vaccination-increases-risk-of-suffering-a-stroke-by-11361%>

excerpts from Pfizer website: A PHASE 1/2/3, PLACEBO-CONTROLLED, RANDOMIZED, OBSERVER-BLIND, DOSE-FINDING STUDY TO EVALUATE THE SAFETY, TOLERABILITY, IMMUNOGENICITY, AND EFFICACY OF SARS-COV-2 RNA VACCINE CANDIDATES AGAINST COVID-19 IN HEALTHY INDIVIDUALS:

8.3.5.3 Occupational Exposure:

An occupational exposure occurs when a person receives unplanned direct contact with the study intervention, which may or may not lead to the occurrence of an AE (adverse event). Such persons may include healthcare providers, family members,

and other roles that are involved in the trial participant's care.

8.3.5.2:

- A female is found to be breastfeeding while being exposed or having been exposed to study intervention (i.e., environmental exposure). An example of environmental exposure during breastfeeding is a female family member or healthcare provider who reports that she is breastfeeding after having been exposed to the study intervention by inhalation or skin contact.

8.3.5.1:

- A male family member or healthcare provider who has been exposed to the study intervention by inhalation or skin contact then exposes his female partner prior to or around the time of conception.

Our direct experience includes daily watching our neighbors, friends, and relatives die or develop health issues due to long-term effects of the Covid injections—whether or not recognized as such by attending medical personnel--and in fact, due to the unconstitutional, widespread and overwhelming public use of CDC guidelines in general.

In our attempts to protect ourselves and our loved ones, we have researched extensively on the topics of the effects of spike proteins in the body (pathogenic) and the histories of major drug companies, such as Pfizer's laundry list of fraudulent "health care" activities.

Our observations among local people who have received these injections is that many begin to have noticeable symptoms only after three to six months, and sometimes the grace period is longer than that—yet they can still become symptomatic. Furthermore, there is a very large range of possible symptoms associated with the Covid shots; and, the nightmarish phenomenon of "shedding" is becoming increasingly commonplace. Many of us have already become ill, merely from the presence of vaccinated persons. If one becomes aware of this possibility, one may begin to see this happening in multiple arenas.

One wonders how many people would line up to receive these injections if they first had to sign a waiver saying that they know that the level of toxin can peak in their bodies six to twelve months hence, and that their skin may become toxic to others. Yet only in such a scenario could it be truly claimed that there was informed consent for this intervention.

We note that the lengthy list of reactions may be due to large variation in the contents of the injections. This

would align with the concept that the entire Covid vaccination program is a vast medical experiment, using as many people as could possibly be persuaded or manipulated, to participate as the subjects.

Our current emotional reality and individual and joint senses of ethics all prompt us to discuss this situation with you, our local officials.

Article 1, Section 1 of the Ohio Constitution affirms the right of the people to seek and obtain happiness and safety. Article 1, Section 7 permits no interference with the rights of conscience.

The Covid scam—and that is indeed what we are calling it--has fooled a very large section of the population, substantially disrupting personal safety and blatantly violating our rights of conscience.

Ongoing popular and media-driven assumptions that these dangerous injections are helpful to health are still spreading throughout our county. “Vaccine” injuries are quite observable, and quite numerous. More and more new studies are emerging regarding the ineffectiveness of the Covid shots and their detrimental long-term effects.

If the CDC has behaved dishonestly or irresponsibly in its distribution and recommendation of these injectables, it is incumbent upon the county level, where the administration occurs, to investigate and halt or limit the

local activity of the CDC, on behalf of the people who live in this county.

Your oaths of office imply that you will serve the people by protecting our constitutional rights. It matters not whether the violations of these rights have come from the governor of Ohio, a national medical authority, or elsewhere. Will you honor this oath? Having reviewed the material presented, will you attend to your administrative duties with renewed commitment to actually serve the people of our county, which will include protecting us from becoming victims of medical experimentation? With exposure to new information, will you pursue avenues which uphold our rights under the Ohio Constitution, the US Constitution, and the Nuremberg Code?

We look forward to meeting with you again to further create local, positive, life-promoting movement.

Sincerely,

Beverly J. Welbourne Beverly J Welbourne 12 Jun 22
Susan Finegan Susan Finegan 13, June, 2022